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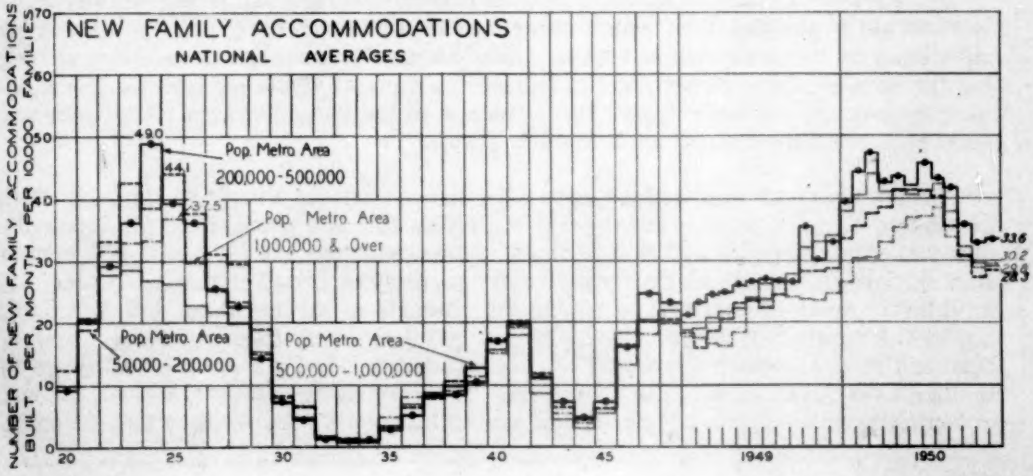
## GOVERNMENT FIGURES SHOW END OF HOUSING SHORTAGE

THE first few figures are now available from the 1950 Census of Housing. While they are not complete, they present several thought-provoking facts. From 1940 to 1950 the number of nonfarm households increased from 27,-748,000 to 36,626,000. This represents a rise of 8,878,000, or 32%. During this same decade the number of nonfarm dwelling units increased from 29,683,000 to 39,-390,000. The number of nonfarm dwelling units has, therefore, risen 9,707,000, or 32.7%. In other words, despite the tremendous increase in the number of households since 1940, there has been an evengreater increase in the number of nonfarm dwelling units. The number of nonfarm households has increased 8,878,000, while the number of nonfarm dwelling units has increased 9,707,000. This indicates that there have been 829,000 more nonfarm units added than the increase in the number of households.

If we examine the figures a bit further we find that by subtracting the number of 1940 households from the number of 1940 dwelling units we had a surplus of 1,935,-000 nonfarm dwelling units in that year. This was right at 6½% vacancy. By treating the 1950 figures in the same manner we find that in 1950 there were 2,764,000 more nonfarm dwelling units than there were nonfarm households. The apparent surplus at that time was just a shade over 7%.

We intend to pursue this matter in greater detail in the March Trends Bulletin, but right now we are more perplexed than ever over the continuing "critical" housing shortage. Perhaps some reason for it may be found in the 55% increase since 1940 in the number of one-person households.



## EXPLANATION OF CHARTS

Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 125 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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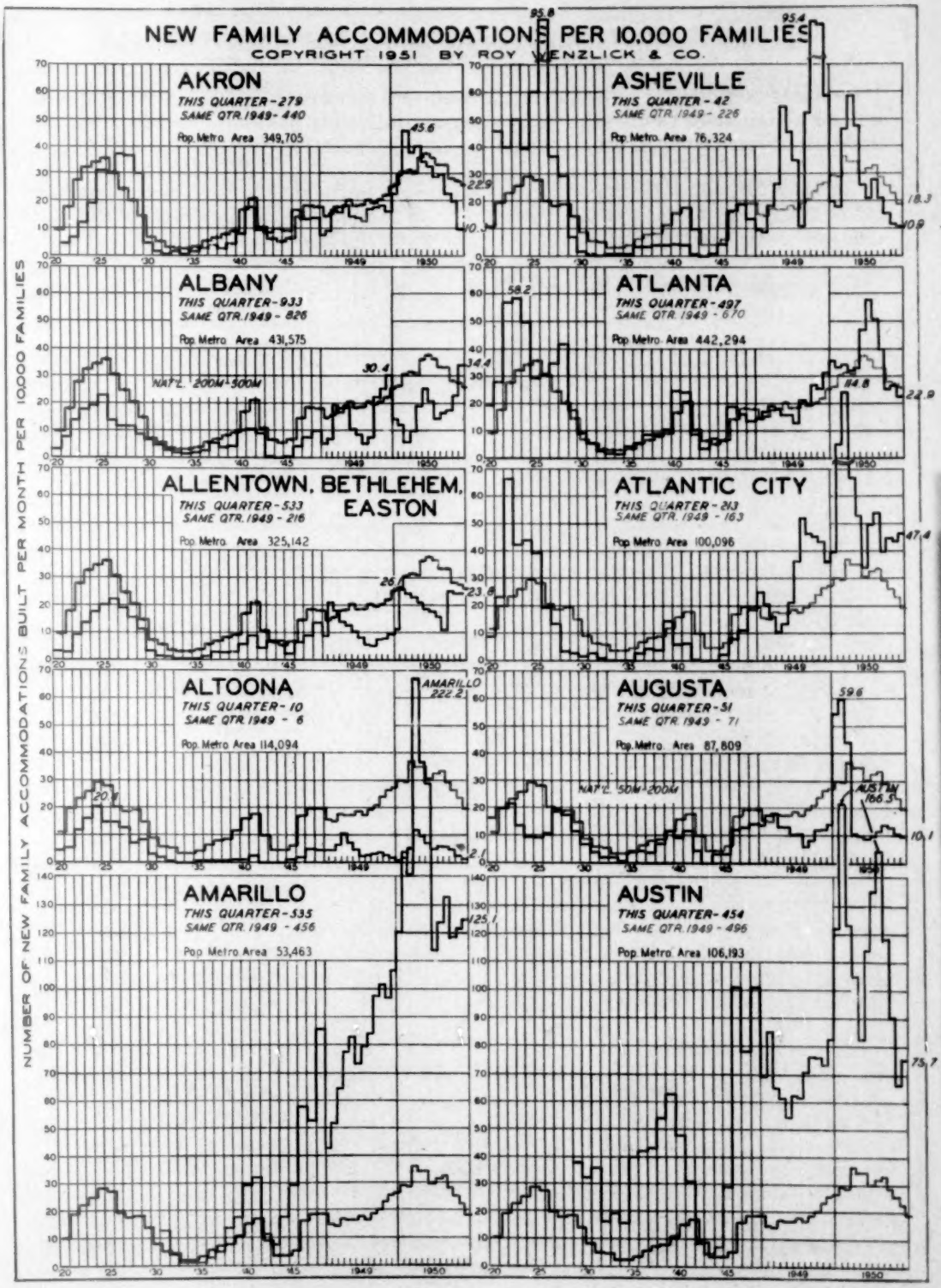
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10000 FAMILIES



# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

## BALTIMORE
THIS QUARTER-1565
SAME QTR. 1949-1011
Pop. Metro. Area 1,046,692
NAT'L. 1,000M & OVER
40.5

## BUFFALO
THIS QUARTER - 1174
SAME QTR. 1949 - 1422
Pop. Metro. Area 857,719
NAT'L. 500M-1,000M
42.8
27.9
20.1
33.6
20.6

## BEAUMONT, PORT ARTHUR
THIS QUARTER-234
SAME QTR. 1949 - 254
Pop. Metro. Area 138,608
NAT'L. 50M-200M
39.0

## CANTON
THIS QUARTER - 104
SAME QTR. 1949 - 105
Pop. Metro. Area 200,352
NAT'L. 200M-500M
63.1
24.5
22.9
91.7
8.8

## BINGHAMTON
THIS QUARTER-66
SAME QTR. 1949 - 38
Pop. Metro. Area 145,156
29.9
18.3
7.8

## CEDAR RAPIDS
THIS QUARTER - 114
SAME QTR. 1949 - 106
Pop. Metro. Area 73,219
18.3

## BIRMINGHAM
THIS QUARTER-676
SAME QTR. 1949 - 922
Pop. Metro. Area 407,851
65.2

## CHARLESTON, S.C.
THIS QUARTER - 15
SAME QTR. 1949 - 11
Pop. Metro. Area 98,711
26.5
25.5
2.1

## BOSTON
THIS QUARTER-2464
SAME QTR. 1949 - 4290
Pop. Metro. Area 2,350,514
34.1

## CHARLESTON, W. VA.
THIS QUARTER - 96
Pop. Metro. Area 136,332
62.1
15.0
47.6
118.1
CHARLOTTE
137.5
14.6

## BRIDGEPORT
THIS QUARTER - 562
Pop. Metro. Area 216,621
41.7

## CHARLOTTE, N.C.
THIS QUARTER - 762
Pop. Metro. Area 112,986
34.6

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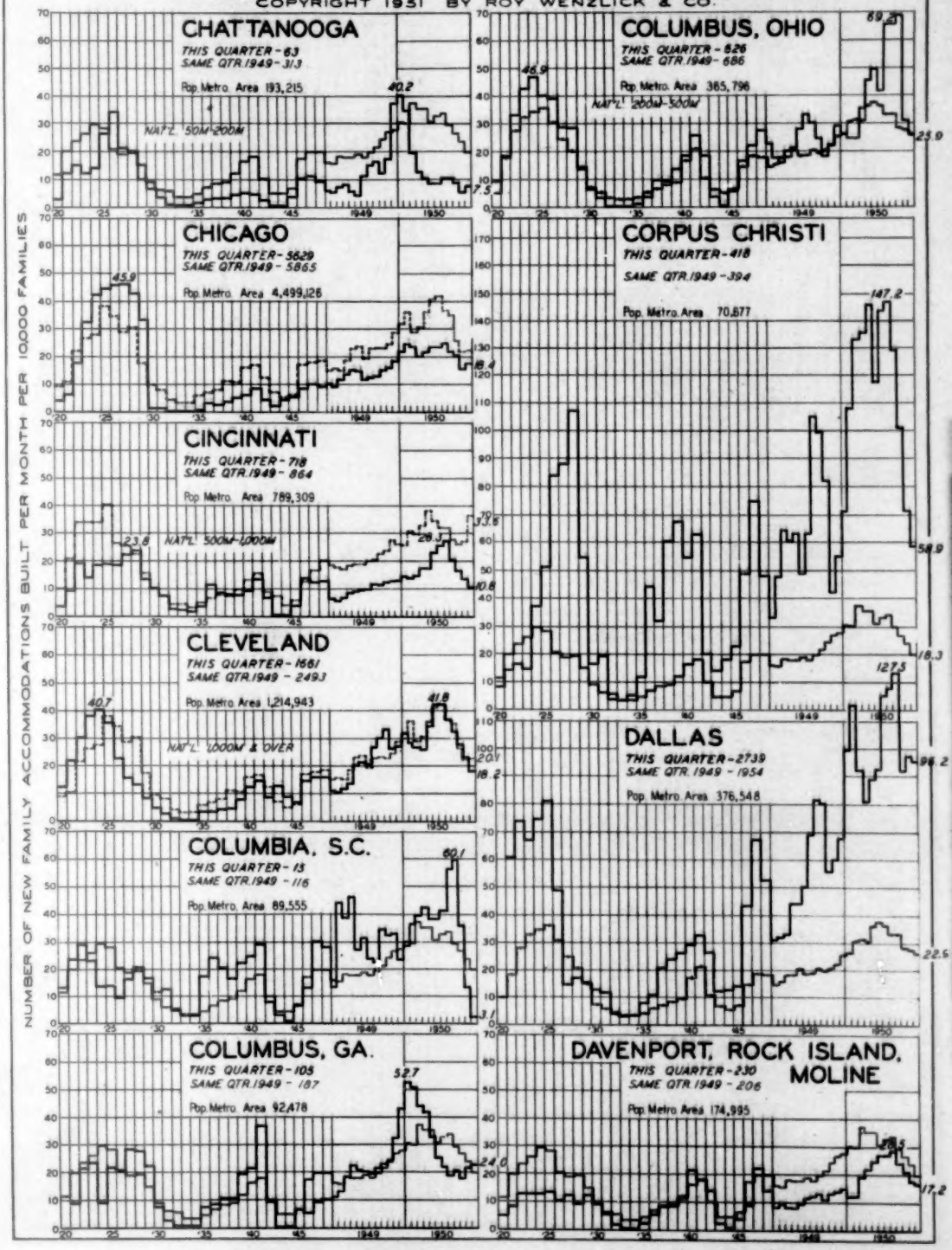

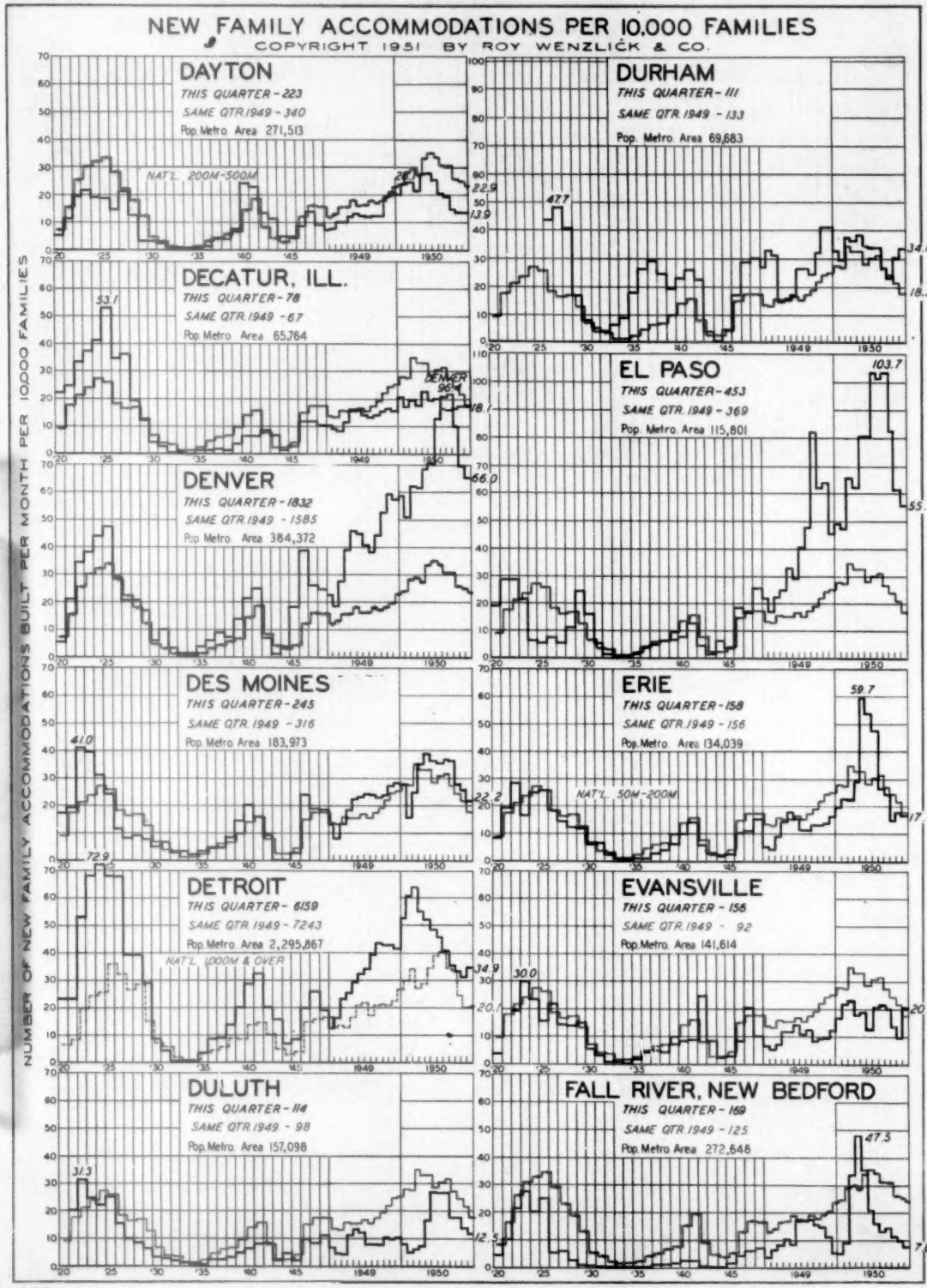
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
DAYTON
THIS QUARTER - 223
SAME QTR. 1949 - 340
Pop. Metro. Area 271,513
NAT'L. 200M-500M
DURHAM
THIS QUARTER - 111
SAME QTR. 1949 - 133
Pop. Metro. Area 69,683
DECATUR, ILL.
THIS QUARTER - 78
SAME QTR. 1949 - 67
Pop. Metro. Area 65,764
EL PASO
THIS QUARTER - 453
SAME QTR. 1949 - 369
Pop. Metro. Area 115,801
DENVER
THIS QUARTER - 1832
SAME QTR. 1949 - 1585
Pop. Metro. Area 384,372
DES MOINES
THIS QUARTER - 245
SAME QTR. 1949 - 316
Pop. Metro. Area 183,973
ERIE
THIS QUARTER - 158
SAME QTR. 1949 - 156
Pop. Metro. Area 134,039
NAT'L. 50M-200M
DETROIT
THIS QUARTER - 6159
SAME QTR. 1949 - 7243
Pop. Metro. Area 2,295,867
NAT'L. 1,000M & OVER
EVANSVILLE
THIS QUARTER - 156
SAME QTR. 1949 - 92
Pop. Metro. Area 141,614
DULUTH
THIS QUARTER - 114
SAME QTR. 1949 - 98
Pop. Metro. Area 157,098
FALL RIVER, NEW BEDFORD
THIS QUARTER - 169
SAME QTR. 1949 - 125
Pop. Metro. Area 272,648

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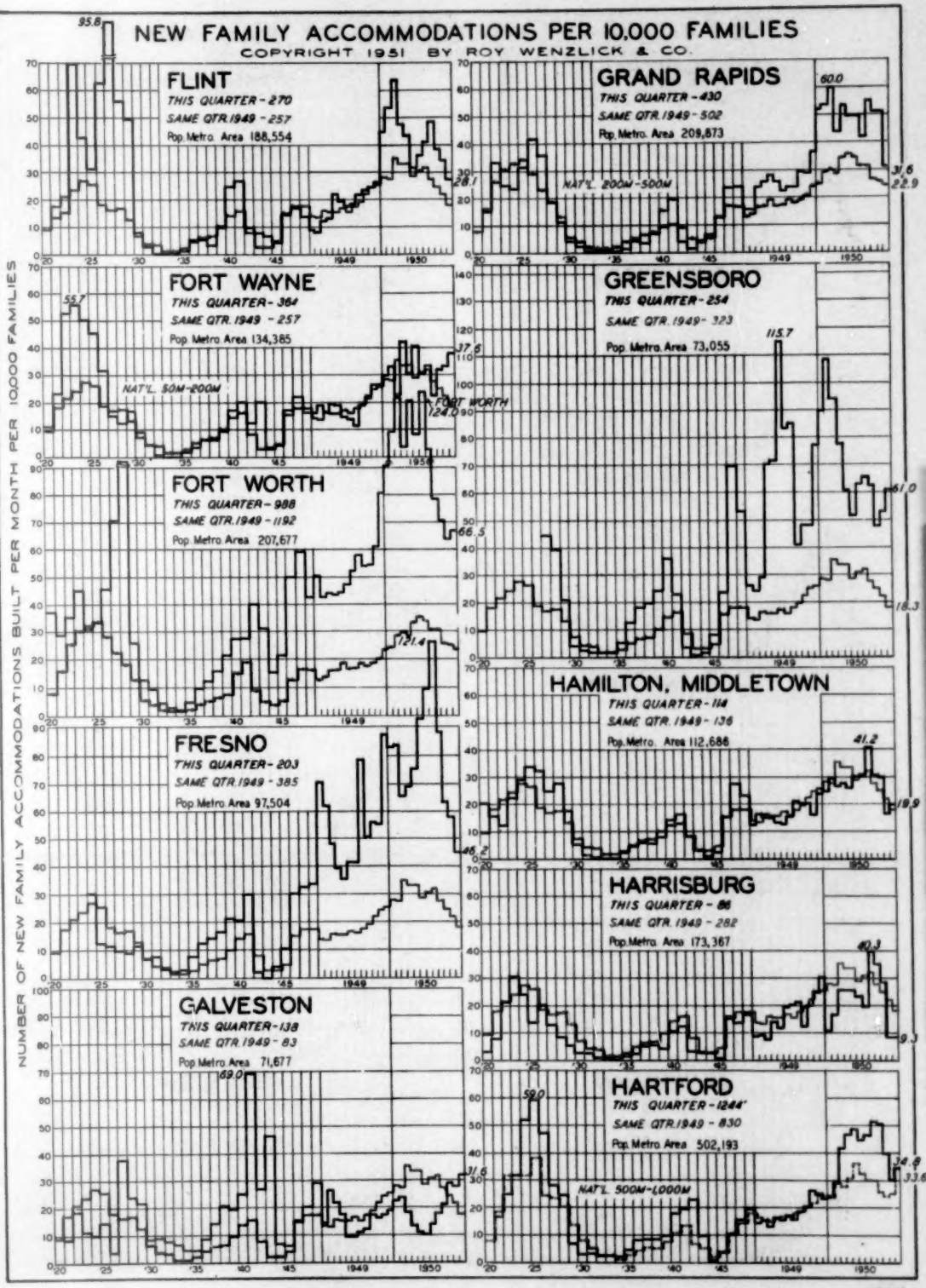

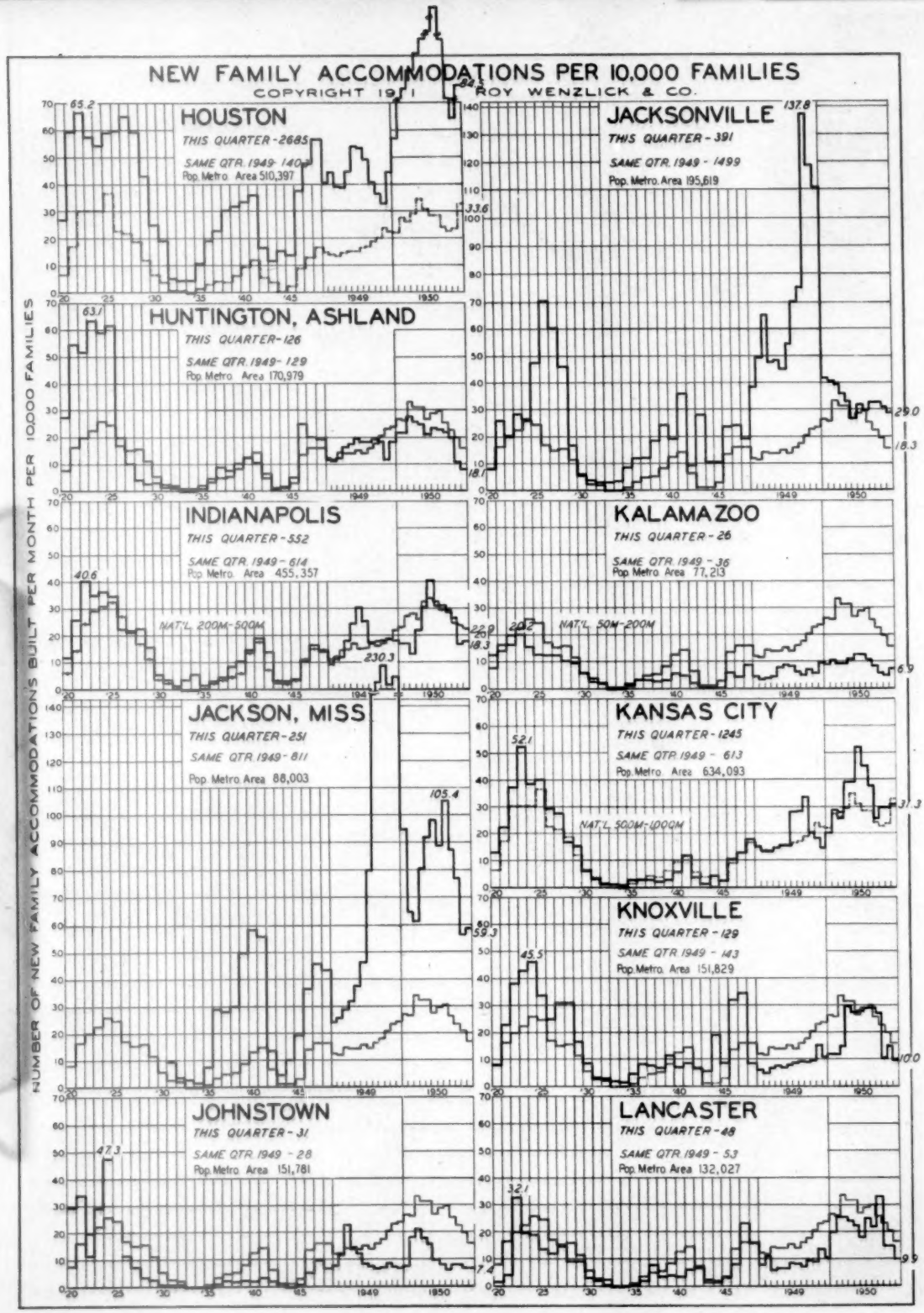
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10000 FAMILIES
HOUSTON
THIS QUARTER - 2685
SAME QTR. 1949 - 1402
Pop. Metro. Area 510,397
65.2
33.6
JACKSONVILLE
THIS QUARTER - 391
SAME QTR. 1949 - 1499
Pop. Metro. Area 195,619
137.8
29.0
18.3
18.1
HUNTINGTON, ASHLAND
THIS QUARTER - 126
SAME QTR. 1949 - 129
Pop. Metro. Area 170,979
63.1
INDIANAPOLIS
THIS QUARTER - 552
SAME QTR. 1949 - 614
Pop. Metro. Area 455,357
40.6
NAT'L 200M-500M
230.3
KALAMAZOO
THIS QUARTER - 26
SAME QTR. 1949 - 36
Pop. Metro. Area 77,213
NAT'L 50M-200M
JACKSON, MISS
THIS QUARTER - 251
SAME QTR. 1949 - 811
Pop. Metro. Area 88,003
105.4
KANSAS CITY
THIS QUARTER - 1245
SAME QTR. 1949 - 613
Pop. Metro. Area 634,093
52.1
NAT'L 500M-1000M
31.3
KNOXVILLE
THIS QUARTER - 129
SAME QTR. 1949 - 143
Pop. Metro. Area 151,829
45.5
JOHNSTOWN
THIS QUARTER - 31
SAME QTR. 1949 - 28
Pop. Metro. Area 151,781
47.3
LANCASTER
THIS QUARTER - 48
SAME QTR. 1949 - 53
Pop. Metro. Area 132,027
32.1
9.9
20 25 30 35 40 45 1949 1950

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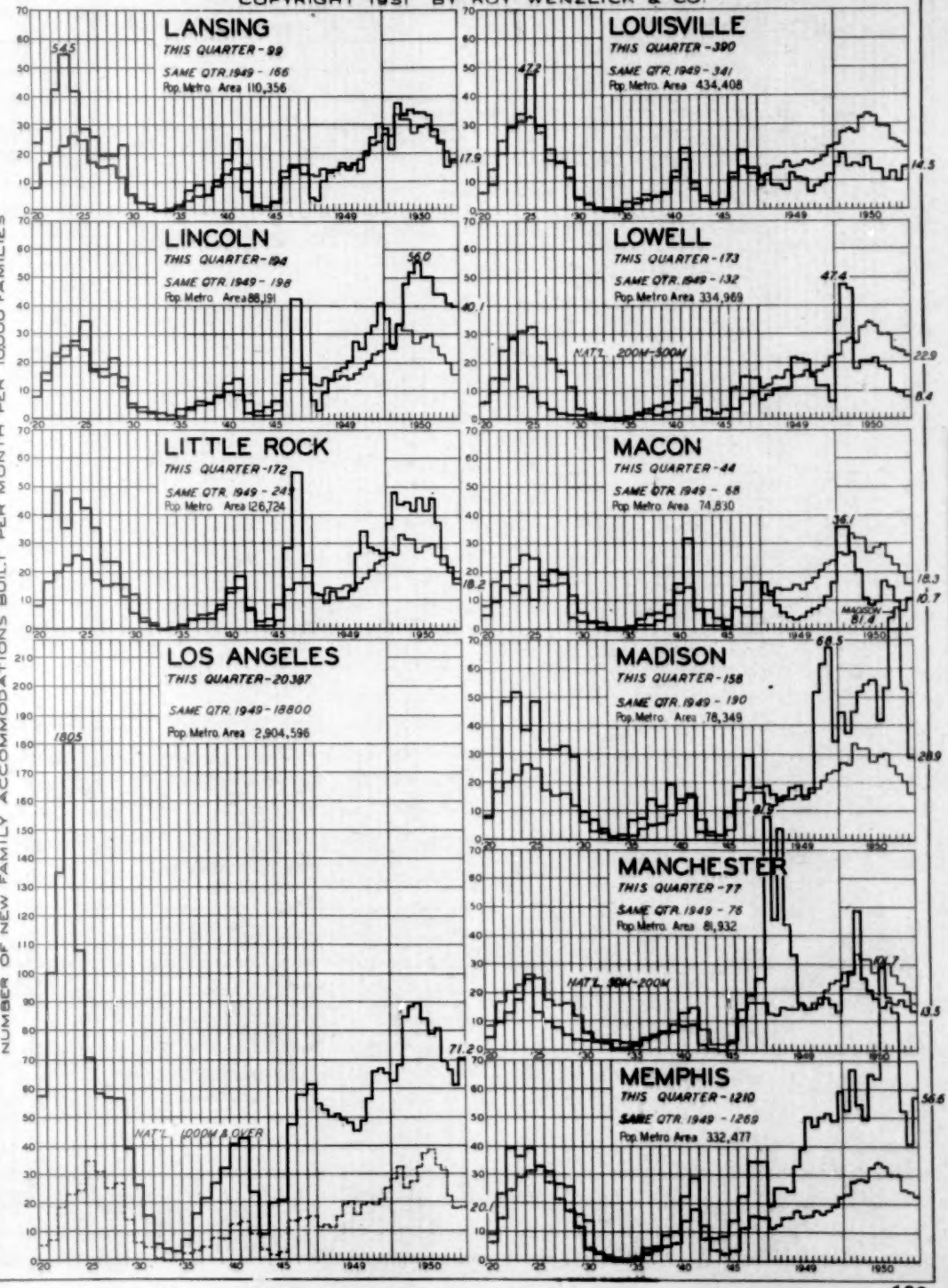

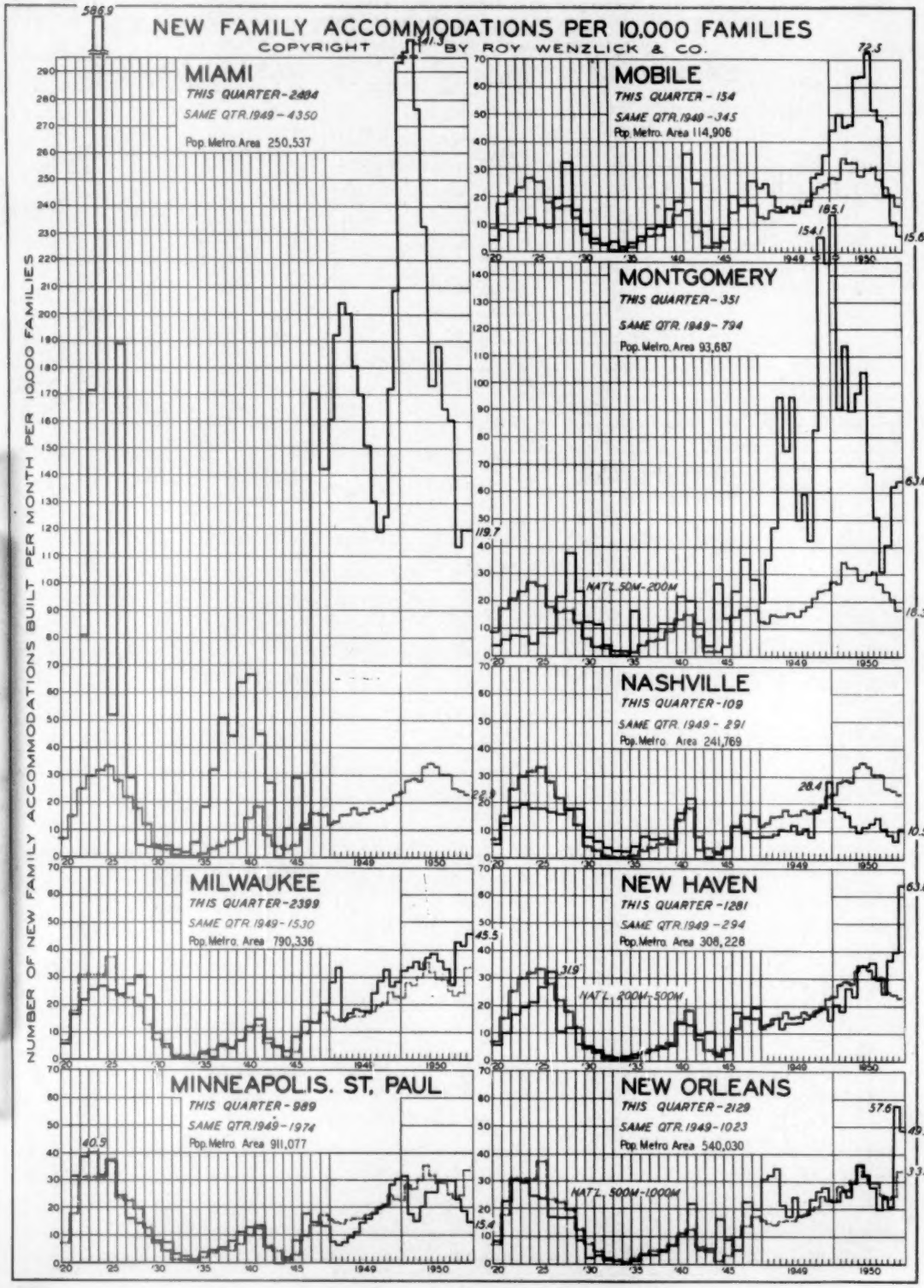
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
MIAMI
THIS QUARTER-2484
SAME QTR.1949-4350
Pop. Metro. Area 250,537
586.9
411.3
22.9
MOBILE
THIS QUARTER - 154
SAME QTR.1949 - 345
Pop. Metro. Area 114,906
72.5
185.1
154.1
15.6
MONTGOMERY
THIS QUARTER - 351
SAME QTR. 1949 - 794
Pop. Metro. Area 93,687
63.6
119.7
NAT'L 50M-200M
18.3
NASHVILLE
THIS QUARTER-109
SAME QTR. 1949 - 291
Pop. Metro. Area 241,769
28.4
10.5
MILWAUKEE
THIS QUARTER-2399
SAME QTR. 1949 - 1530
Pop. Metro. Area 790,336
45.5
NEW HAVEN
THIS QUARTER - 1281
SAME QTR. 1949 - 294
Pop. Metro. Area 308,228
63.8
31.9
NAT'L 200M-500M
MINNEAPOLIS. ST. PAUL
THIS QUARTER - 989
SAME QTR. 1949 - 1974
Pop. Metro. Area 911,077
40.9
NEW ORLEANS
THIS QUARTER - 2129
SAME QTR. 1949 - 1023
Pop. Metro. Area 540,030
57.6
49.2
33.6
15.4
NAT'L 500M-1000M
20 25 30 35 40 45 1949 1950

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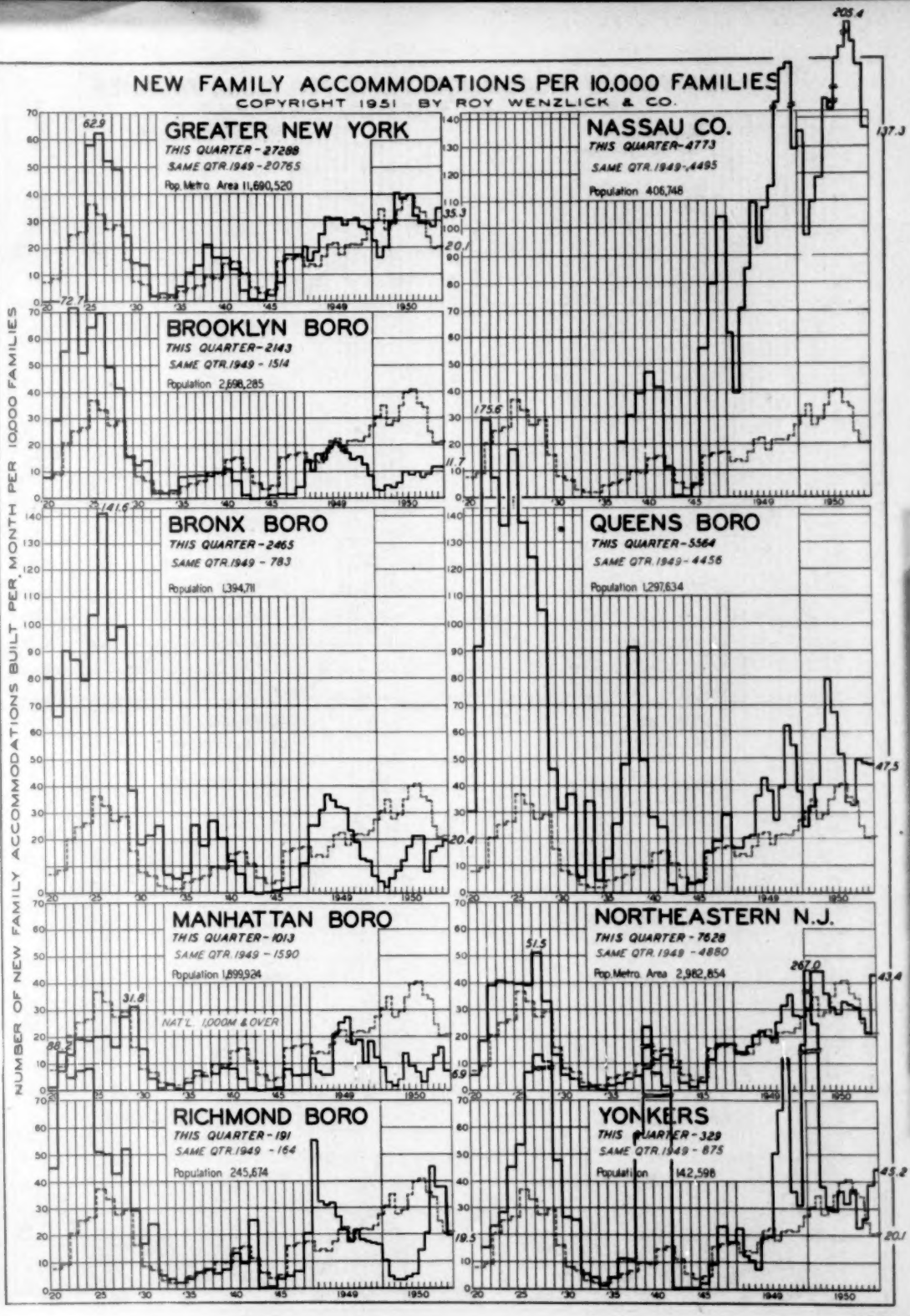

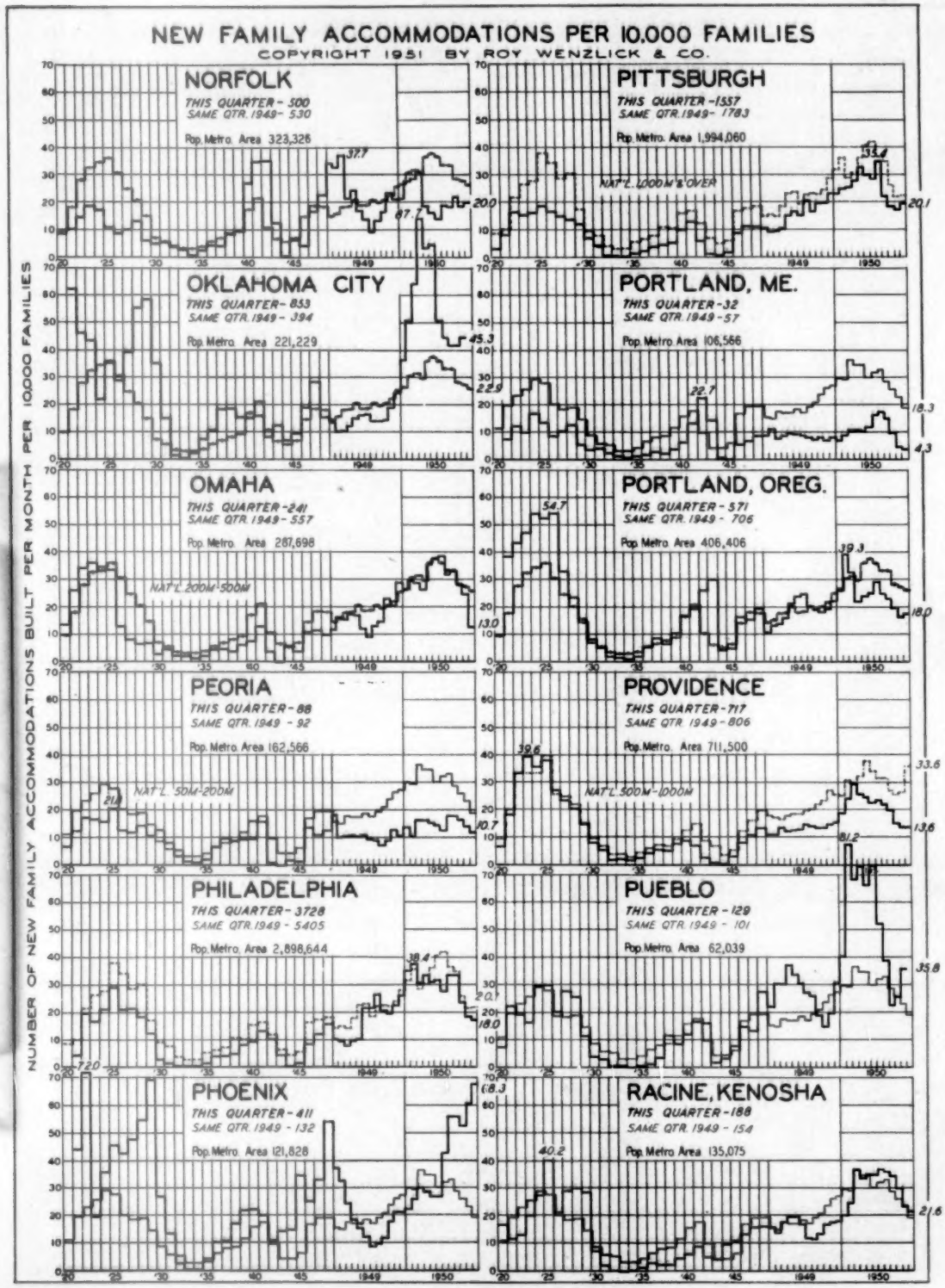
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
NORFOLK
THIS QUARTER - 500
SAME QTR. 1949 - 530
Pop. Metro. Area 323,326
PITTSBURGH
THIS QUARTER - 1557
SAME QTR. 1949 - 1783
Pop. Metro. Area 1,994,060
NAT'L 1,000M'S OVER
OKLAHOMA CITY
THIS QUARTER - 853
SAME QTR. 1949 - 394
Pop. Metro. Area 221,229
PORTLAND, ME.
THIS QUARTER - 32
SAME QTR. 1949 - 57
Pop. Metro. Area 106,566
OMAHA
THIS QUARTER - 241
SAME QTR. 1949 - 557
Pop. Metro. Area 287,698
NAT'L 200M-500M
PORTLAND, OREG.
THIS QUARTER - 571
SAME QTR. 1949 - 706
Pop. Metro. Area 406,406
PEORIA
THIS QUARTER - 88
SAME QTR. 1949 - 92
Pop. Metro. Area 162,566
NAT'L 50M-200M
PROVIDENCE
THIS QUARTER - 717
SAME QTR. 1949 - 806
Pop. Metro. Area 711,500
NAT'L 500M-1000M
PHILADELPHIA
THIS QUARTER - 3728
SAME QTR. 1949 - 5405
Pop. Metro. Area 2,898,644
PUEBLO
THIS QUARTER - 129
SAME QTR. 1949 - 101
Pop. Metro. Area 62,039
PHOENIX
THIS QUARTER - 411
SAME QTR. 1949 - 132
Pop. Metro. Area 121,828
RACINE, KENOSHA
THIS QUARTER - 188
SAME QTR. 1949 - 154
Pop. Metro. Area 135,075

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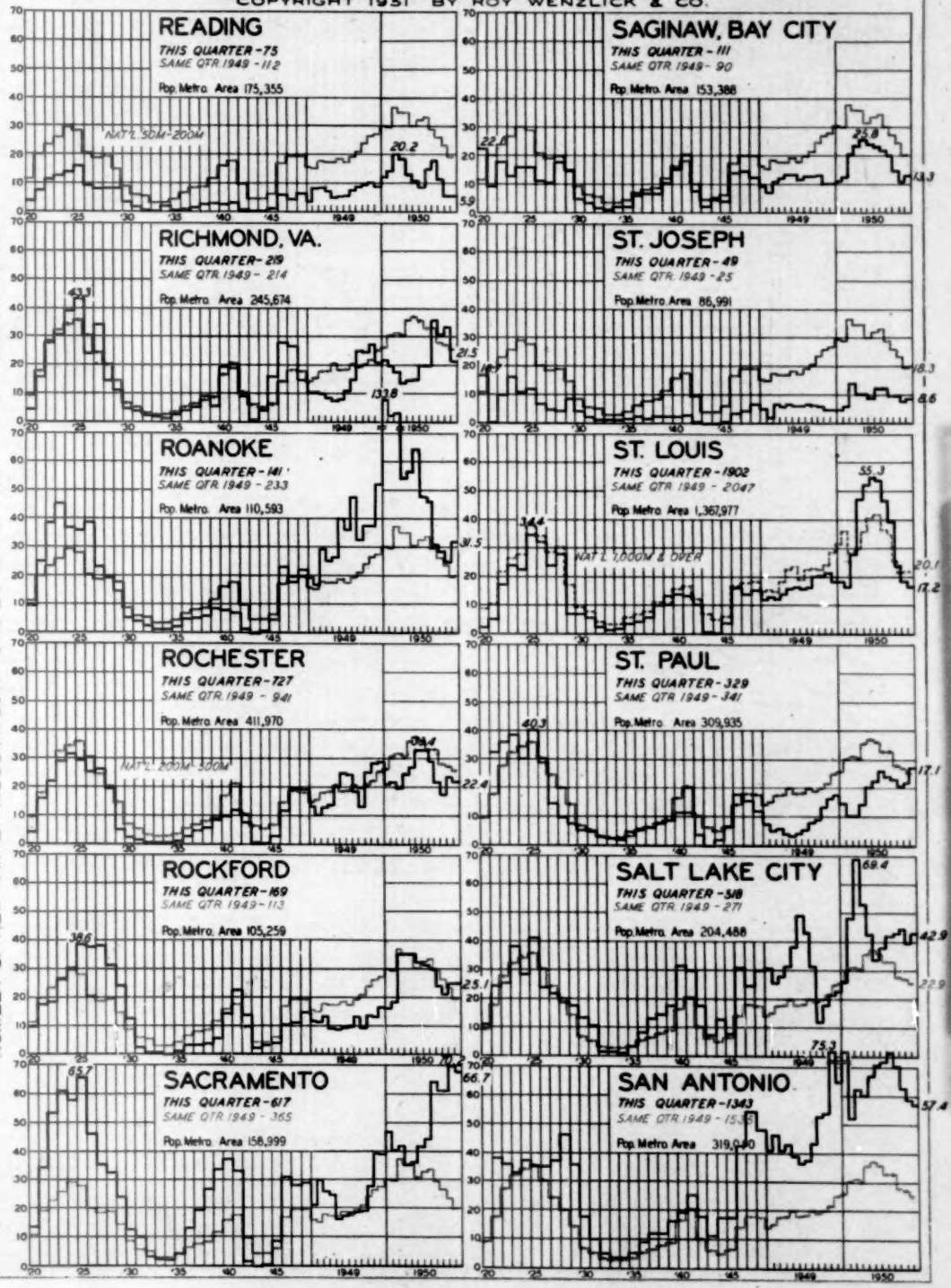

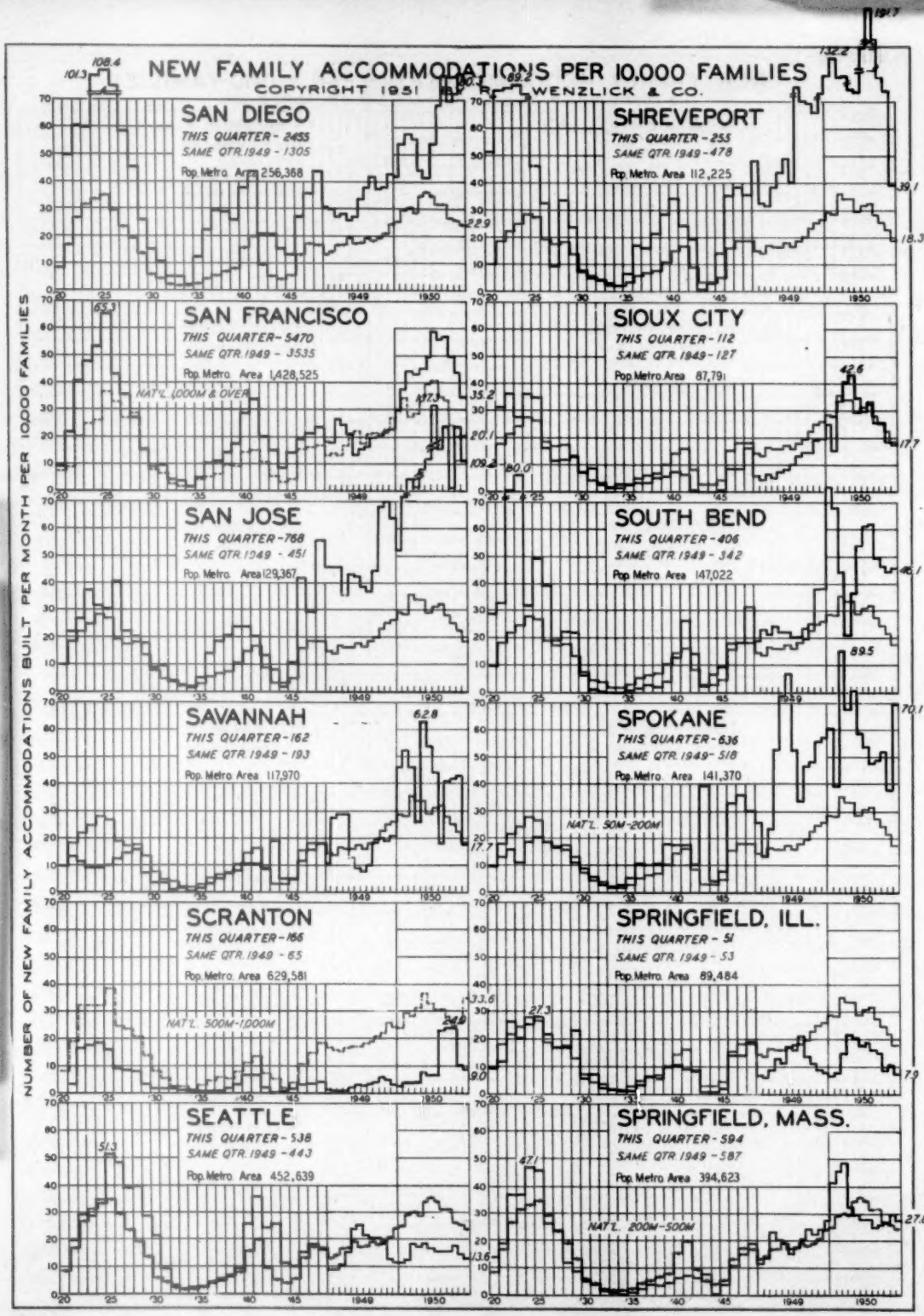
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SAN DIEGO
THIS QUARTER - 2455
SAME QTR. 1949 - 1305
Pop. Metro. Area 256,368
SHREVEPORT
THIS QUARTER - 255
SAME QTR. 1949 - 478
Pop. Metro. Area 112,225
SAN FRANCISCO
THIS QUARTER - 5470
SAME QTR. 1949 - 3535
Pop. Metro. Area 1,428,525
NAT'L. 1,000M & OVER
SIOUX CITY
THIS QUARTER - 112
SAME QTR. 1949 - 127
Pop. Metro. Area 87,791
SAN JOSE
THIS QUARTER - 768
SAME QTR. 1949 - 451
Pop. Metro. Area 129,367
SOUTH BEND
THIS QUARTER - 406
SAME QTR. 1949 - 342
Pop. Metro. Area 147,022
SAVANNAH
THIS QUARTER - 162
SAME QTR. 1949 - 193
Pop. Metro. Area 117,970
SPOKANE
THIS QUARTER - 636
SAME QTR. 1949 - 518
Pop. Metro. Area 141,370
NAT'L. 50M-200M
SCRANTON
THIS QUARTER - 166
SAME QTR. 1949 - 65
Pop. Metro. Area 629,581
NAT'L. 500M-1,000M
SPRINGFIELD, ILL.
THIS QUARTER - 51
SAME QTR. 1949 - 53
Pop. Metro. Area 89,484
SEATTLE
THIS QUARTER - 538
SAME QTR. 1949 - 443
Pop. Metro. Area 452,639
SPRINGFIELD, MASS.
THIS QUARTER - 594
SAME QTR. 1949 - 587
Pop. Metro. Area 394,623
NAT'L. 200M-500M

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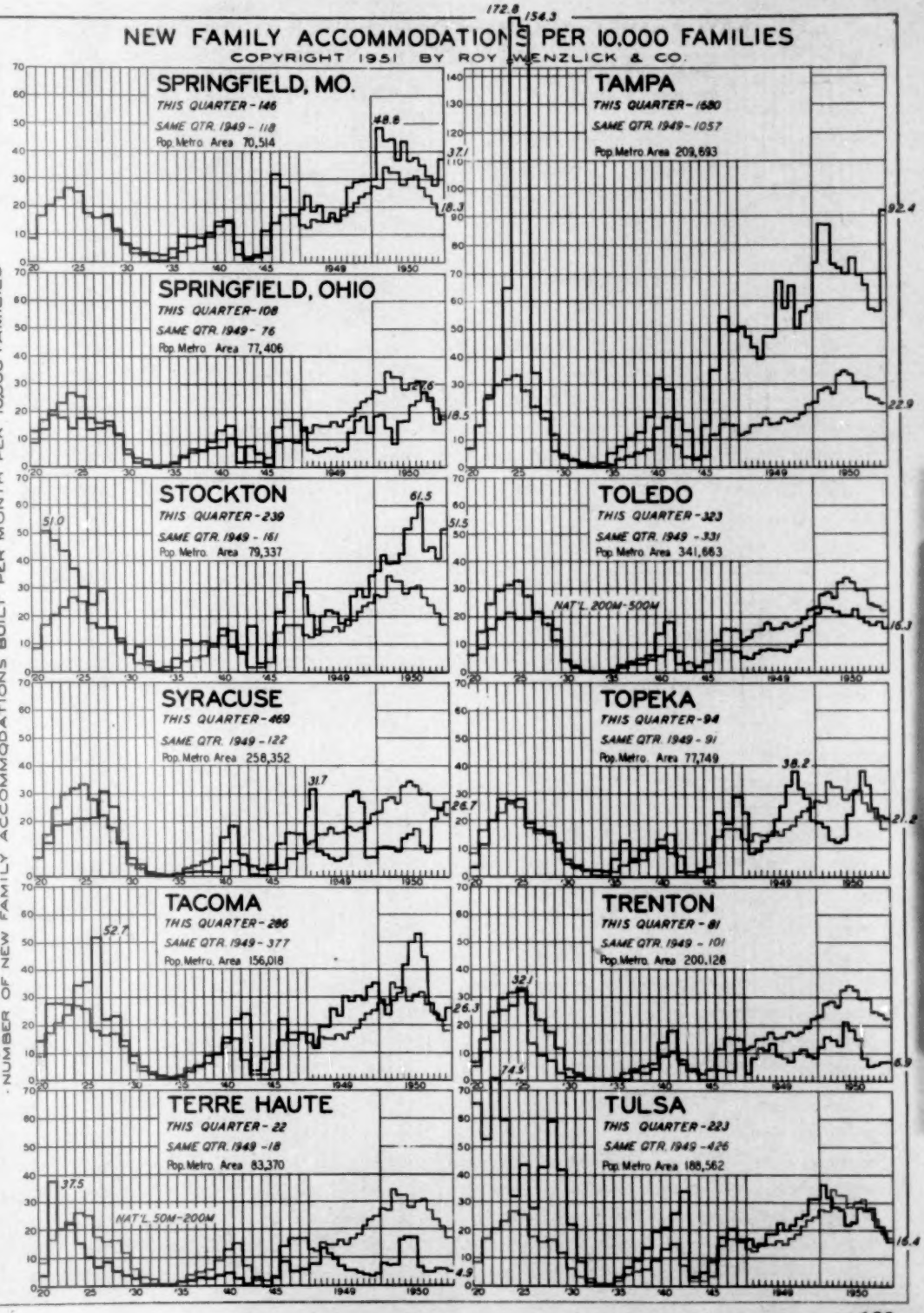

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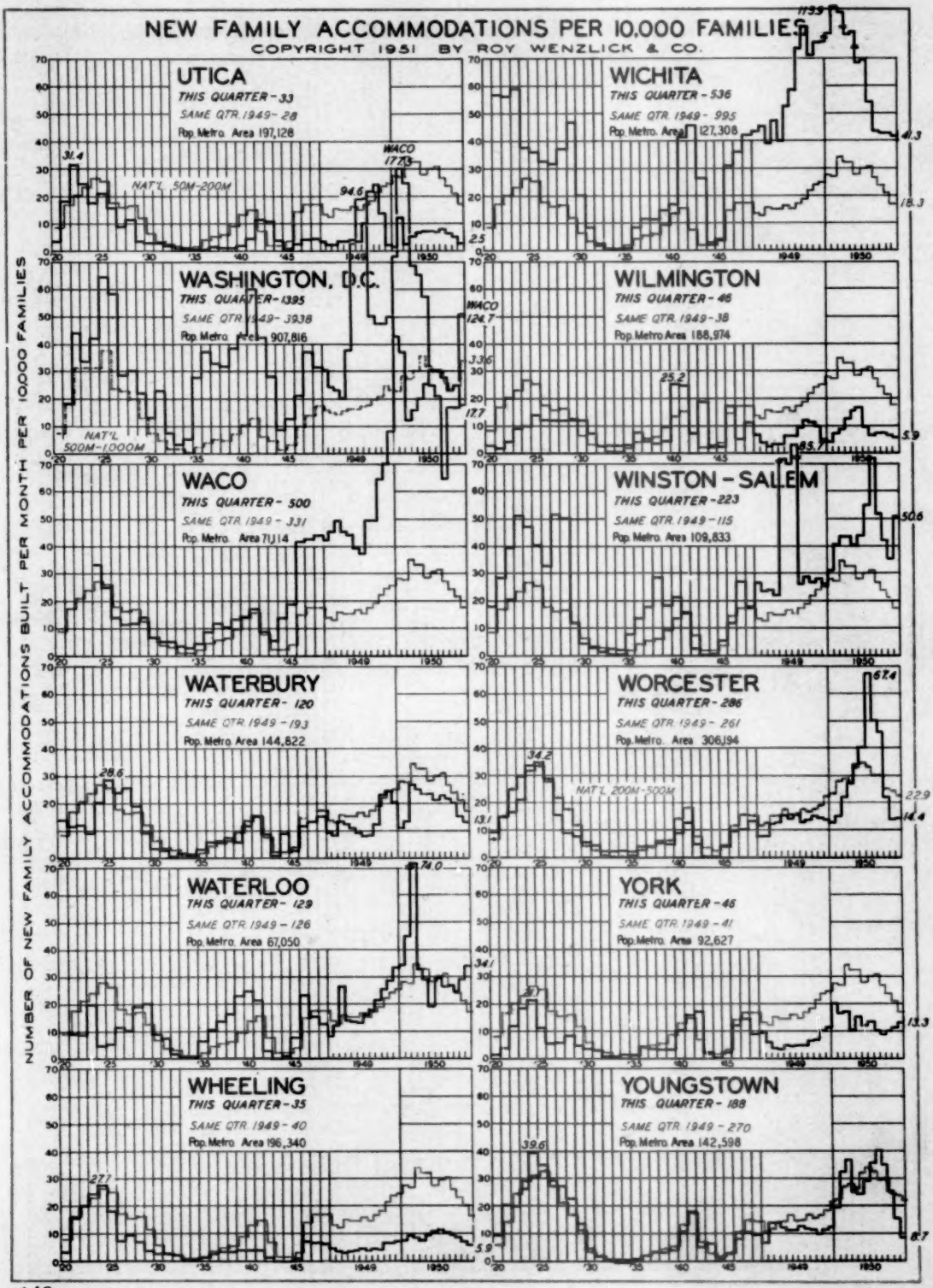
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